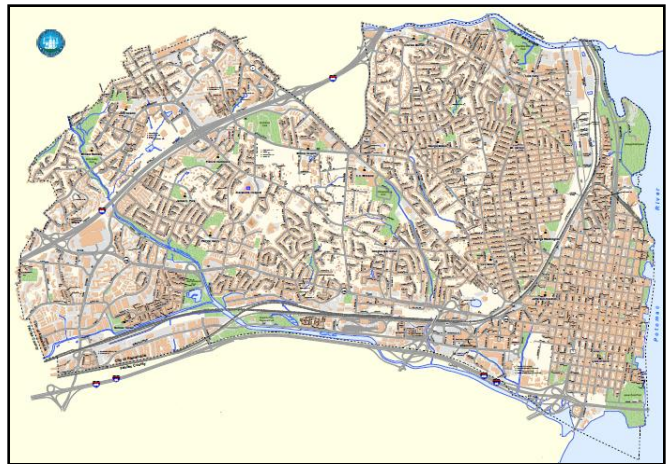


OVERVIEW

Alexandria is an independent City in Northern Virginia, just across the Potomac River from Washington, DC. Rich in history and diversity, Alexandria is nationally recognized as one of the best places to live and do business on the east coast.



Alexandria was established on May 11, 1749 by an Act of the Virginia General Assembly, and was later incorporated in 1779. The City was named after its landowners, the Alexanders. The charter, which currently governs the City, was adopted in 1922.



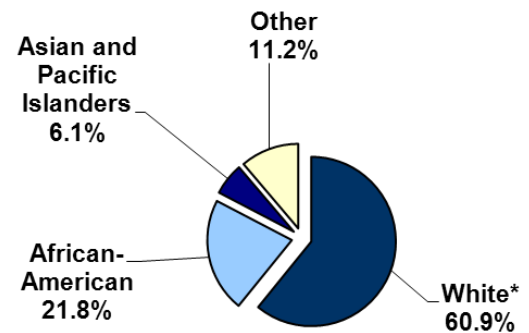
OVERVIEW

As illustrated in the chart to the right, Alexandria is home to a diverse population, which is 139,966 according to the 2010 U.S. Census. Alexandria's population has grown by 9.1% since the 2000 Census.

The Bureau of Economic Analysis estimated Alexandria's per capita income in 2008 at \$72,220. There are a total of 72,147 households, with an average size of 2.04 persons per unit.

Race and Ethnicity

Source: U.S. Census Bureau, 2010 U.S. Census



** 16.1% of Alexandrians are of Hispanic or Latino ethnicity (of any race)*



GOVERNANCE

In 1921, the overwhelming majority of Alexandrians voted, by referendum, to implement the Council-Manager form of city government. As a result, legislative authority and responsibility are centralized in the elected City Council, while administrative authority resides with the City Manager.

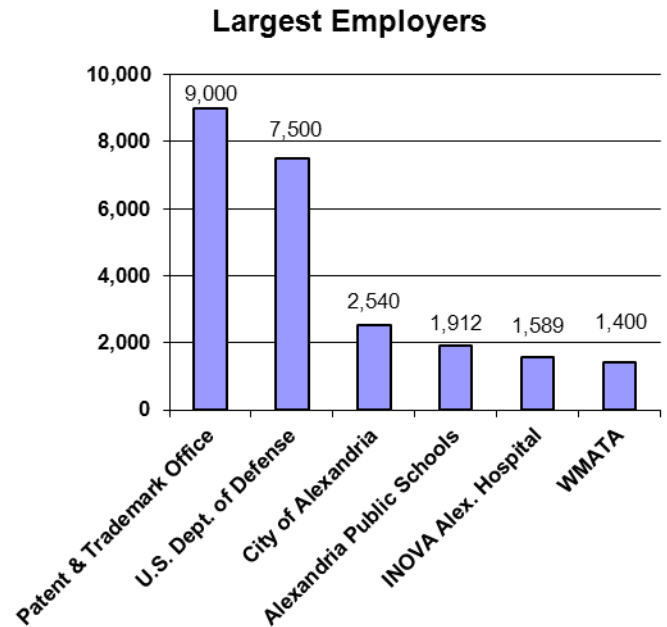


The City Council (current city council pictured above) is comprised of the Mayor and six at-large Council Members who are responsible for appointing the City Manager, City Clerk, and City Attorney. The City Manager serves as the Chief Executive Officer and is responsible for the daily operations of the City.

The City of Alexandria also has a strong commitment to citizen participation, which is evidenced by the 73 citizen boards and commissions established by City Council. These bodies compose a formal system through which citizens can advise City Council on major issues. Boards and commissions are responsible to City Council, and appointments are made by Council at their regular legislative meetings.

ECONOMY

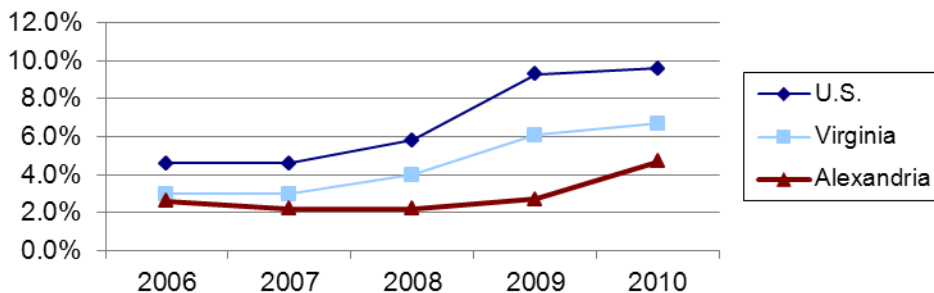
Alexandria is home to over 8,000 thriving businesses and organizations, which includes a large concentration of technology companies, the fourth-largest concentration of professional associations in the country, the United States Patent and Trademark Office (PTO), and a tourism industry that hosts nearly two million visitors a year. The chart to the right displays the City's largest employers.



In 2010 Alexandria's unemployment rate increased to 4.8 percent but remained low when compared to Virginia's rate of 6.7 percent and the national rate of 9.6 percent as of December 2010 (displayed in the graph below).

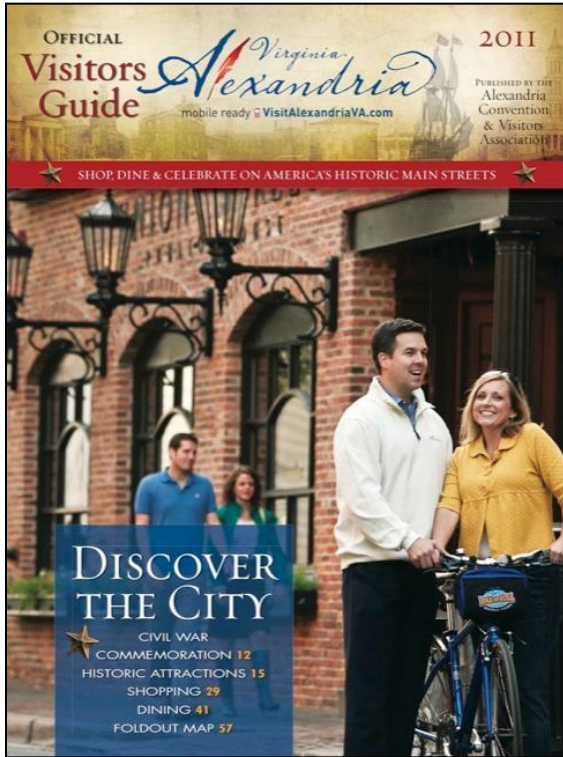
Unemployment Rate

(Source: BLS, seasonally adjusted yearly average)



There are approximately 20 million square feet of office space and over 6 million square feet of retail space existing in the City today. As of December 2010, the office space vacancy rate was 10.9 percent, while Northern Virginia's rate was 12.4 percent and the Washington, D.C. Metro Area's rate was 11.3 percent. For 2010, total retail sales in the City equaled \$2.27 billion.

TOURISM



As the most visited destination in Northern Virginia, Alexandria enjoys about 2 million visitors annually. The City offers an array of historic and cultural attractions including many historic homes, churches, businesses and museums.

The tourism industry supports 26 hotels with 4,688 rooms within the City of Alexandria. For FY 2010, the average occupancy rate was 54 percent. For the same time period, the average daily rate for hotel rooms in the City was \$144.

Seven of the premier historic sites in Alexandria, including the Black History Museum, the Alexandria Archaeology Museum, Fort Ward Museum and Historic Park, Friendship Firehouse (pictured), Gadsby's Tavern, the Lyceum, and the Stabler-Leadbeater Apothecary Museum are owned and operated by the City of Alexandria. During FY 2010 162,700 residents and tourists visited these historic sites.



HOUSING

The City of Alexandria has several affordable housing programs in order to assist low to moderate income individuals with home purchases. Initiatives include the Moderate Income Homeownership Program and the Housing Counseling Program. In addition, the City provides relocation counseling to those seeking suitable rentals in the City.

In addition, the City assists non-profit housing groups, as well as the City Housing Authority, by providing loans to preserve or expand multi-family rental housing. In the area of new development, the City often receives voluntary developer paid contributions of cash or units in order to provide new affordable rental or ownership units.

The number of housing units in Alexandria is 72,376 (2010 U.S. Decennial Census), which includes 21,870 single-family units, 18,274 condominium units, 31,082 rental apartments, and 1,150 public housing and public housing replacement units. According to the U.S. Census Bureau (2009 American Community Survey Estimate), approximately 46 percent of housing units are owned and 54 percent are rented.

RECREATION AND PARKS

The City of Alexandria contains 955.9 acres of public parks and open space, resulting in a per capita total of about 7 acres per 1,000 residents.

In recent years the City has adopted an Open Space Plan and has been actively acquiring property for new or expanded parks, as well as regaining open space as an element of new development projects.

There are 35 playground areas, 7 swimming pools, 16 gymnasiums, 24 outdoor basketball courts, 34 tennis courts, 45 athletic fields, 8 neighborhood recreation centers, 1 nature center, and 1 adult/arts activity center.



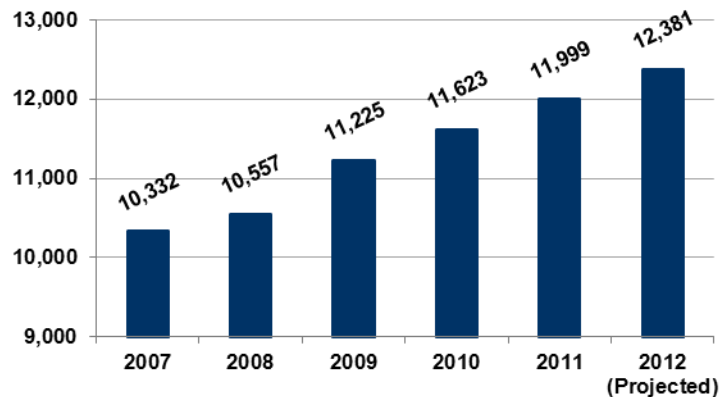
EDUCATION

The Alexandria City Public School System provides elementary and secondary education for the City's youth. It currently has one high school (T.C. Williams High School pictured) with a separate campus for ninth grade, one Alternative high school, two middle schools, and 13 elementary schools.

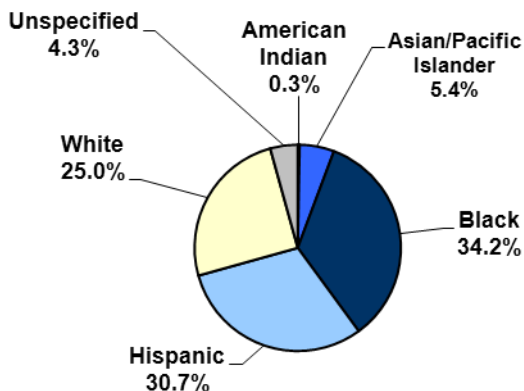


ACPS Enrollment

The number of students expected for the 2011-2012 school year is 12,381, which represents a 20% increase in public school enrollment since 2007.



ACPS Student Profile FY 2011



Alexandria City Public Schools is one of the most economically and racially diverse school systems in the country. Students come from more than 80 different countries, and speak more than 60 languages. The high value placed on education in the community is shown by the involvement of citizens in Alexandria schools.

TRANSPORTATION

The City has an extensive transportation system. Passenger rail service is provided by Amtrak and the Virginia Railway Express (VRE). There is also an extensive public transportation system, which includes Alexandria's local bus system (DASH), one regional Metro bus system, the Fairfax County REX service and Metrorail subway service (4 stations and 2 lines).



Domestic and international air service is provided by Ronald Reagan National Airport, just 5 minutes away from downtown Alexandria, Dulles International Airport, located 33 miles away from the City, and Baltimore / Washington International (BWI) airport, located 38.5 miles away. All major domestic and international carriers service these airports.



In 2008, the City began a free trolley service between the waterfront and the King Street Metro Station. This service focuses on providing residents and visitors access to the popular King Street corridor. Since its inception, the King Street Trolley has transported over a million residents and visitors.



Community Profile

MISCELLANEOUS STATISTICAL DATA

Date of Incorporation.....	1779
Date of City Charter.....	1922
Form of Government	Council-Manager
Number of Full-Time City Positions (Other than Schools)	2,540
Number of Full-Time Equivalent School Positions	1,913
Land Area.....	15.75 Square Miles
Elevation.....	30 Feet Above Sea Level
Location	38.8210 N....77.0861 W
Climate	Average January Temperature 34.9° Average July Temperature 79.2°

Transportation

Major Highways:

Capital Beltway (I-95), I-395 (Shirley Highway), U.S. Route 1, George Washington Memorial Parkway

Rail:

Amtrak and Virginia Railway Express provides commuter service between Alexandria, Washington, D.C., Fredericksburg, and Manassas, Virginia. Freight lines entering the City are Conrail, CSX Transportation, and Norfolk Southern Company.

Washington Metropolitan Area Transit Authority (WMATA) provides light rail transit.

Air:

Ronald Reagan Washington National Airport and Dulles International Airport provides international and longer domestic travel.

Ground:

The City is served by local bus service provided by the Alexandria Transit Company.

The City is served by the local and express buses of the Washington Metropolitan Area Transit Authority (METRO) and the Fairfax Connector. Individualized service is available through privately owned taxicab fleets.

Port Facilities:

The port of Alexandria has two docks for ocean-going freighters and two major public docks. The 24-foot deep Potomac River channel runs the length of the Alexandria waterfront.

Population

2010 Resident Population
(2010 U.S. Decennial Census).....139,966
Number of Housing Units
(2010 U.S. Decennial Census).....72,376
Household Size (2000 U.S. Census)....2.04 persons/unit

2010 Population by Race (2010 U.S. Census):

White	60.9%
Black.....	21.8%
Native American.....	0.4%
Asian and Pacific Islanders.....	6.1%
Multi-Racial.....	10.8%
Hispanic (All Races).....	16.1%

2008 Population by Age (2009 U.S. Census Bureau Estimate):

(1-17)	19.5%
(18-24)	5.9%
(25-64)	64.0%
(65 +)	10.6%

Registered Voters June 2010.....	95,029
Temporary Assistance to Needy Families (Cases) - Monthly Average, 2010.....	540
Food Stamps (Cases) - Monthly Average, 2010	4,098
Medicaid (Cases) - Monthly Average, 2010.....	7,549

Economy
(2009 Annual Averages:
Bureau of Labor & Statistics)

Employed Residents	91,486
Unemployed Residents.....	4,620
Unemployment Rate.....	4.8%
Washington PMSA Inflation Rate, based on Consumer Price Index, for FY 2009.....	1.6%

Community Profile

Housing

Type of Single-Family Housing

(2010 U.S. Decennial Census)

Detached...	9,122
Semi-Detached.....	5,465
Rowhouse.....	6,342
Condo Townhouse.....	941
Total Single-Family.....	21,870

Condominium Units.....	18,274
Rental Apartments.....	31,082
Public Housing and Public Housing Replacement Units.....	1,150
Average Assessed Value of Single Family Homes.....	\$617,826
Average Assessed Value of Condominiums.....	\$266,451

Average Market Rents

Efficiency.....	\$962
1 Bedroom Apartment.....	\$1,245
2 Bedroom Apartment.....	\$1,624
3 Bedroom Apartment.....	\$2,012

Communications

Television:

All major networks plus cable

Local Newspapers:

Alexandria Gazette Packet (weekly)

Alexandria Times (weekly)

Regional Newspapers:

Washington Post

Washington Times

Washington Examiner

Radio:

50 major and minor radio stations in metropolitan area

Miles of Streets, Sidewalks and Alleys

Streets:

Paved - Lane Miles.....	514
Unpaved	0.17
Sidewalks	321.2
Alleys, Paved.....	20.56

Utilities

Electric	Dominion Virginia Power
Gas.....	Washington Gas
Water	Virginia - American Water Company
Sewer.....	Alexandria Sanitation Authority
Cable	Comcast Communications

Public Recreation

Acreage.....	955.90
Facilities:	
Playground Areas	35
Swimming Pools.....	7
Gymnasiums.....	16
Basketball Courts (outdoor).....	24
Tennis Courts	34
Playing Fields	45

Medical Facilities

Beds

Hospital:

INOVA Alexandria Hospital..... 318

Nursing Homes:

Goodwin House..... 80

Hermitage Retirement Community..... 204

Woodbine Rehabilitation & Healthcare Center 307

Washington House 55

Integrated Health Services of Northern Virginia..... 111

Libraries

Central Library	1
Full service branches	3
Local History – Special Collections	1

Education

Primary Schools:

Elementary	13
Middle	2
Ninth Grade Center	1
High School.....	1
Secondary Training Educational Program.....	1
Parochial and Private Schools	11

Higher Education:

Located within the City are the Alexandria campus of Northern Virginia-Community College, Regent University, and the Episcopal Theological Seminary. Nearby institutions include George Mason, George Washington, American, Catholic, Georgetown, and Howard Universities.

Financial Institutions

Commercial Banks	14
Credit Unions	9

Hotels and Motels

Hotels and Motels.....	26
Total Rooms	4,688